



Bk: 8404Pg: 5 Page: 1 of 2
Recorded: 08/23/2005 09:34 AM

Affected Premises:
241 Sunset Avenue
Amherst, MA

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS

that I, **L. JOSEPHINE HARRIS**, of Shutesbury, Massachusetts,

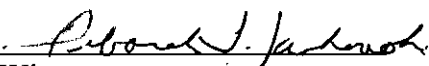
for consideration paid and in full consideration of **TWO HUNDRED TWENTY-FIVE THOUSAND and 00/100 DOLLARS (\$225,000.00)**

grant to **OMID OLIEAI**, of Aubinwood Road, Amherst, Massachusetts,

with **QUITCLAIM COVENANTS**,

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, known as 241 Sunset Avenue, and more particularly bounded and described in Exhibit "A" attached hereto and made a part hereof.

Executed as a sealed instrument this 22nd day of August, 2005.

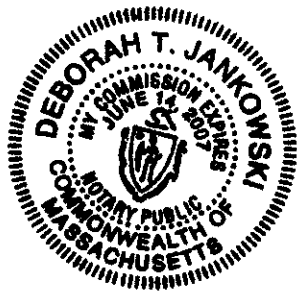

Witness

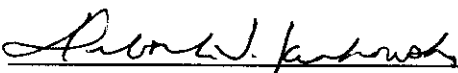

L. JOSEPHINE HARRIS

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 22nd day of August, 2005, before me the undersigned notary public, personally appeared **L. JOSEPHINE HARRIS**, and proved to me through satisfactory evidence of identification, which was [] Driver's License [☒] Personal knowledge of the signatory's identity [] Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public
My Commission Expires:

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 08/23/2005 09:34 AM
ctrl# 013285 02033 Doc# 00022748
Fee: \$1,026.00 Cons: \$225,000.00

EXHIBIT A

BEGINNING at an iron pipe set in the Easterly side of said Sunset Avenue, said iron pipe being two hundred sixty-eight (268) feet, more or less, Southerly, measured along the Easterly line of Sunset Avenue from the intersection thereof with the Southwesterly line of North Hadley Road; thence SOUTHERLY along Sunset Avenue eighty (80) feet, more or less, to an iron pipe at the Southwest corner of the tract hereby conveyed and at the Northwest corner of other land now or formerly of William H. Ormond, Jr.; thence EASTERLY along said other land now or formerly of said Ormond one hundred two and eight-tenths (102.8) feet, more or less, to an iron pipe at land now or formerly of one Graves; thence NORTHERLY along land now or formerly of said Graves fifty-nine and eight-tenths (59.8) feet, more or less, to an iron pipe at land now or formerly of one Temple; thence WESTERLY along land now or formerly of said Temple forty-one (41) feet, more or less, to an iron pipe; thence NORTHERLY along land now or formerly of said Temple twenty and two-tenths (20.2) feet, more or less, to an iron pipe; thence WESTERLY along land now or formerly of said Temple sixty-two and five-tenths (62.5) feet, more or less, to the point of beginning.

Being the same premises conveyed to L. Josephine Harris and Marie J. Desmond by deed of Marie J. Desmond, dated February 20, 1996 and recorded in the Hampshire County Registry of Deeds in Book 4830, Page 160. Marie J. Desmond died a resident of Amherst on October 24, 2002 and title passed to the grantor herein as surviving joint tenant.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE